

**AGENDA
Zoning Board
Borough of Rumson
November 18, 2014
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Elizabeth & Amy Ayers**, 21 Highland Avenue (Corner Riverview Avenue) Highland Avenue (Primary Front) and Riverview Avenue (Secondary Front) / Block 65, Lot 1, R-5 Zone) to construct new second floor addition, new covered front porch and walkway, new side/rear screened porch and relocate and reconstruct rear deck and stairs at the existing single-family residence. The residence is currently non-conforming in Primary Building Front Setback 35 feet Required; 34.2 feet Existing and Secondary Building Front Setback 35 feet Required; 20 feet Existing. New construction will create no new non-conformities.

2. The application of **Michael & Shanley Walker**, 52 Navesink Avenue (Block 70, Lot 55, R-2 Zone) to expand existing covered front porch removing existing north side steps and adding new front and south side steps at the existing single-family residence. The property is currently non-conforming in Lot Area 1 acre Required; 0.954 acres Existing, Lot Width and Frontage 150 feet Required; 108 feet Existing and Interior Lot Shape 100 feet Required; 58 feet Existing. The residence is currently non-conforming in Side Setback required one side 25 feet and total sides of 50 feet / Existing one side 20.13 feet and total sides of 68.4 feet. The detached garage is non-conforming in accessory building side setback 15 feet Required; 2.4 feet Existing and ground floor area of all accessory buildings may not exceed 30% of the principal building ground floor area, 503 sf. Permitted; 528 sf. Existing. New construction will create no new non-conformities.

3. The application of **James & Kerri Keane**, 21 Church Street (Block 31, Lot 8, R-5 Zone) to construct a new two-story side addition and open covered front porch at the existing single-family residence. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 5,635 sf. Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 22.5 feet Existing and the shed is non-conforming in accessory building side & rear Setback 5 feet required; 2.0 feet side and 3.03 feet rear existing. New construction will create non-conformities in Porch Front Setback 30 feet Required; 17.05 feet Proposed and Side Setback required one side 8 feet and total sides of 18 feet / Proposed one side 6.0 feet and total sides of 21.8 feet.

4. The application of **Meadows Builders, LLC**, 87 Blackpoint Road (Block 62, Lot 2, R-5 Zone) to raze existing residence to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 33 feet Existing. New construction will create no new non-conformities.

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5. The application of **Ray Guzman**, 51 Lafayette Street (Block 34, Lot 45, R-5 Zone) to raze the existing residence to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 20 feet Existing. New construction will create non-conformities in Side Setback required one side 10 feet and total sides of 28 feet / Proposed one side 10.1 feet and total sides of 22 feet and Rear Setback 43 feet Required; 26.0 feet Proposed, which is caused by the irregular lot shape where the north side line is not a straight line to rear lot line and creates a secondary rear lot line. Board interpretation is requested as to whether this secondary rear line should be considered as part of the extended side line.

6. The continued application of **Prestige Equities, L.L.C.**, 59-62 Carton Street (Block 59, Lot 10, GB Zone) Resolution approved by the Board on July 18, 2000 to alter the facade, construct drainage and site improvements. The proposed site uses included a dance studio, video rental store, two retail stores on the ground floor (to be occupied by businesses permitted in the GB Zone) and a small office on the second floor. Amended Site Plan approval is requested for construction modifications noted in T & M letter dated September 14, 2005. Based on the Board's review and discussion relative to this application at the May 20, 2014 meeting the applicant submitted a revise Survey by Thomas P. Santry, P.A, 1 sheet dated 3/20/14, revised 9/9/14. Revised Survey reflects the installation of rear traffic islands on the east and west side of the property, sidewalk along rear of building, rear planter east side of property and installation of street trees.

ADMINISTRATIVE:

Approval of September 16, 2014 & October 21, 2014 Minutes

Approval of November 18, 2014 Resolutions:

Jennifer Scandariato, 10 Church Street (Block 27, Lot 14, R-5 Zone)

Petcon Builders, LLC, 129 Rumson Road (Block 116, Lot 3, R-1 Zone)

Atlantic Builders, LLC, 2 Buttonwood Lane (Block 108, Lot 1, R-1 Zone)

Michael & Perry Parkes, 34 Blackpoint Horseshoe (Block 78, Lot 5, R-2 Zone)

Christopher & Elizabeth Neary, 36 First Street (Block 26, Lot 10, R-5 Zone)

Petcon Builders, LLC, 17 Edgewood Road (Block 15, Lot 6, R-3 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service